

January 2020

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Welcome to the Eules Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Eules departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

**[www.eulesstx.gov/planning/devserv.htm](http://www.eulesstx.gov/planning/devserv.htm)**

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# Residential Growth



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NEW RESIDENTIAL PERMITS



3

NEW RESIDENTIAL FENCE PERMITS



5

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Jan 2020	Permits in Dec		Permits YTD	
	2019	2020	2019	2020
New Residential Construction	17	4	17	4
Additions/Alterations	5	5	5	5
Residential Fence Permits	8	3	8	3
Total Residential Permits	30	12	30	12

Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

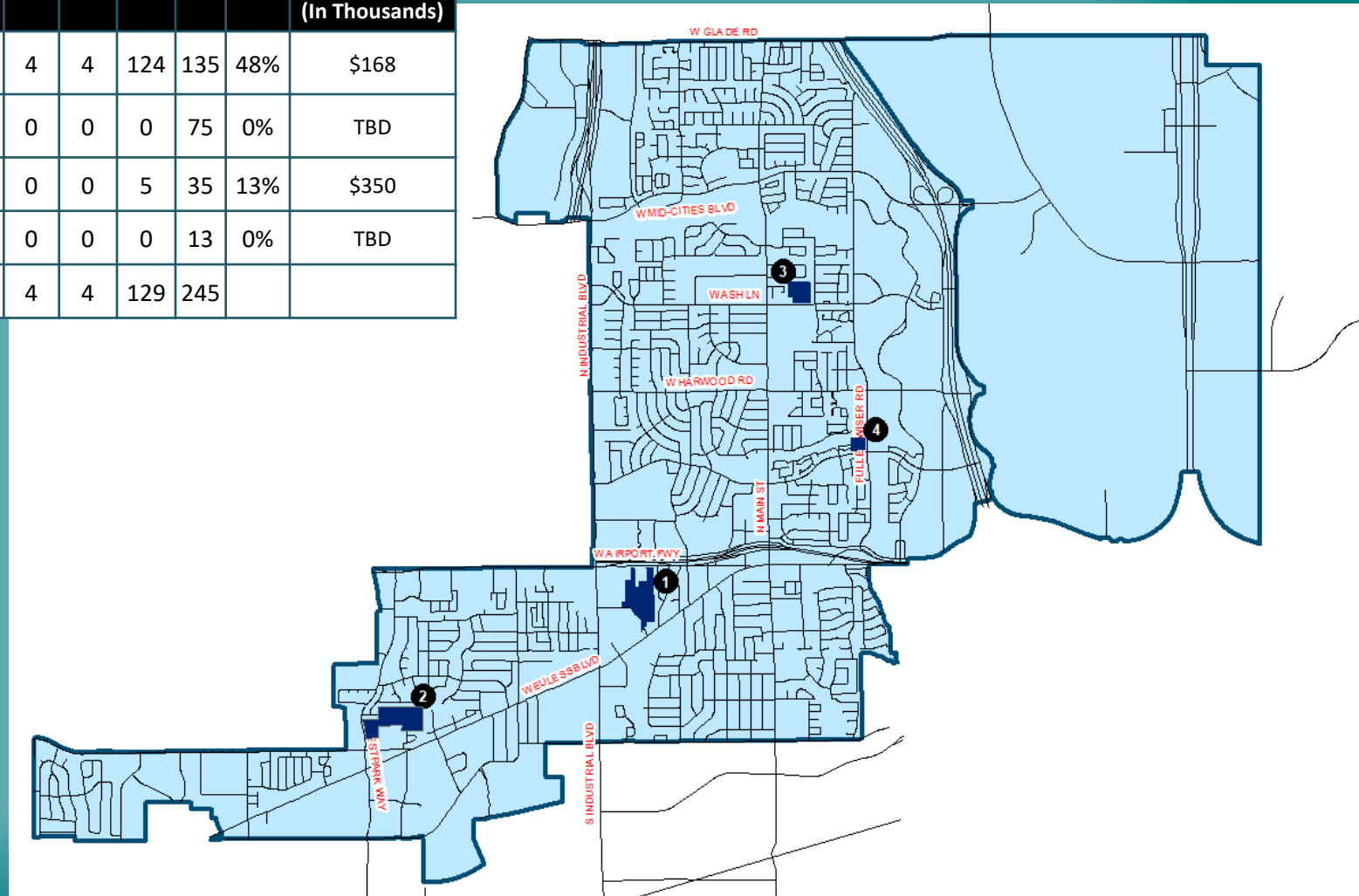
# Development Case Activity

## Development Review Cases January 2020

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
19-02-PD	NWC Midcities and N Main St	NWC Midcities and N Main St	10/8/2019	12/31/2019	1/7/2020	1/28/2020
20-01-PD	Nepali Cultural Center	SWC of SH 10 and Royal Parkway	1/10/2019	2/18/2019	3/3/2020	3/24/2020
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
19-04-PP	Midway Square Phase II	NEC Fuller Wiser at SH 183	11/5/2019	1/21/2020	2/4/2020	NA
20-01-PP	Quiktrip Main Street	NEC S. Main Street and SH 10	1/30/2020	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	Still in Progress		
19-06-RP	Guruwarda Sikh Sangat	200 E. Eules Blvd	10/8/2019	2/11/2020	3/3/2020	NA
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	Still in Progress		
20-01-RP	Eules Founders Parc	SH 10 at S Industrial Blvd	1/20/2020	Still in Progress		
20-02-RP	International Regional	1400 Blk Westpark Way	2/10/2020	Still in Progress		
20-03-RP	Oakwood Terrance Elementary	700 Ranger	2/10/2020	Still in Progress		
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	Still in Progress		
19-14-FP	Sammy's Addition	400 W Eules Blvd	10/1/2019	Still in Progress		
19-15-FP	QuikTrip Glade Parks	3801 Cheek-Sparger	12/1/2019	Still in Progress		
19-16-FP	Glade Parks Blk C Lt 3	2501 W Eules Blvd	12/1/2019	12/31/2019	1/7/2020	NA
19-17-FP	Centurion Addtion	2500 Block SH 121	1/10/2020	1/28/2020	3/3/2020	NA
20-01-FP	SWC Bear Creek@ Main	SWC Bear Creek at Main Street	1/10/2020	Still in Progress	NA	NA
20-02-FP	Golden Chick	708 N Industrial Blvd	1/10/2020	Still in Progress		
20-03-FP	Harwood 360 Addition	NWC Harwood Road and SH 360	1/30/2020	Still in Progress		
19-18-SP	Hwy 183 at N Main Street	NEC N. Main at SH 183	11/5/2019	2/4/2020	2/4/2020	2/25/2020
20-01-SP	Glade Parks Blk C Lt 5	2401 SH 121	1/30/2020	Still in Progress		
20-02-SP	Circle K	SWC S Industrial at SH 183	1/30/2020	Still in Progress		
19-05-SUP	SIT Auto Care	400 Block of W. Eules Blvd	5/21/2019	Still in Progress		
20-02-SUP	Refuge Deliverance Center	1101 Royal Parkway	2/2/2020	2/11/2020	3/3/2020	3/24/2020
20-03-SUP	Sloth BJJ	218 N Main Street	2/2/2020	2/11/2020	3/3/2020	3/24/2020
20-04-SUP	Church of the City	1606 W Eules Blvd	2/2/2020	Still in Progress		
20-05-SUP	Tommy's Express Car Wash	200 Block of E Eules Blvd	2/15/2020	Still in Progress		

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	4	4	124	135	48%	\$168
2	Lonestar Estates PH I	75	0	0	0	75	0%	TBD
3	Ashlyn Estates	40	0	0	5	35	13%	\$350
4	Bear Park	13	0	0	0	13	0%	TBD
Totals:		374	4	4	129	245		



# Commercial Development

Commercial Permits Jan 2020	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2019	2020	2019	2020	2019	2020	2019	2020
New Commercial Construction	1	1	1	1	\$7,000,000	\$700,000	\$7,000,000	\$700,000
Additions/Alterations	10	3	10	3	\$1,468,725	\$732,000	\$1,468,725	\$732,000
Total Commercial Permits	11	4	11	4	\$8,468,725	\$1,432,000	\$8,468,725	\$1,432,000

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2019	2020	2019	2020
Accessory Building	0	1	0	1
Com. Electrical Permit	1	6	1	6
Res. Electrical Permit	9	5	9	5
Garage Sale	4	11	4	11
Lawn Sprinkler	4	3	4	3
Com. Mech. Permit	1	1	1	1
Res. Mech. Permit	12	13	12	13
Com. Plumbing Permit	4	5	4	5
Res. Plumbing Permit	21	24	21	24
Res. Water Heater	36	24	36	24
Roofing Permit	1	1	1	1
Sign Permit	12	23	12	23
Total Misc. Permits	105	117	105	117



# Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	Jan	2020
New Business	13	13
Change in Ownership	6	6
Change in Address	0	0
Change in Business Name	0	0
<b>Total</b>	19	19

Commercial Permits Jan 2020		
Issue Date	Address	Permit Type
1/2/2020	2700 N Main St	Building Commercial Remodel
1/3/2020	1001 E Harwood Rd	Building New Commercial
1/22/2020	226 Martha St	Building Commercial Remodel
1/30/2020	2501 SH 121 #100	Building Commercial Remodel

Commercial Certificates of Occupancy Jan 2020				
Issue Date	Business Name	Address	Classification	Type
1/3/2020	Sonic Drive In of Euless Texas	301 N Main St	Restaurant	Change in Ownership
1/3/2020	Wingstop	1060 N Main St #100	Restaurant	Change in Ownership
1/7/2020	Angels at Hand Health Care	1001 W Eules Blvd #403	Office	New Business
1/7/2020	Flatrock Smokehouse LLC	100 E Midway Dr	Restaurant	New Business
1/13/2020	T-Mobile	1201 N Main St #100	Retail	Change in Ownership
1/13/2020	SPD Resources LP	1101 Heather Dr	Contractor	New Business
1/15/2020	Apple Glass and Mirror	2803 W Euless Blvd	Auto Parts Storage	New Business
1/15/22020	Top Nosh Truck Café	1400 S Pipeline Rd	Restaurant	New Business
1/15/22020	Donut Palace	101 W Glade Rd #107	Restaurant	Change in Ownership
1/15/22020	Smoothie King	2750 SH 121 #100	Restaurant	Change in Ownership
1/15/22020	R2 Wellness Group PLLC	451 Westpark Way #7	Medical Office	New Business
1/17/2020	L&D Distributing Inc	1430 Westpark Way	Distributing	New Business
1/20/2020	Top Flight Hair Studio	3260 W Euless Blvd #4	Beauty Shop	New Business
1/20/2020	Torrid #5753 Glade Parks	1200 Chisholm Trail	Retail	New Business
1/20/2020	DTAX Services	610 S Industrial Blvd #115	Tax Office	New Business
1/23/2020	VIP Nails and Spa	711 S Industrial Blvd #105	Beauty Shop	New Business
1/31/2020	Trinity Union Apartments	2100 Heritage Ave	Apartments	New Business
1/31/2020	Southwest Apartments	304 Norman Dr	Apartments	Change in Ownership
1/31/2020	Powershift Energy Limited	610 S Industrial Blvd #270	Office	New Business

# Code Compliance

Code Compliance Calls by Topic	Count
License to be Delivered	43
Parking	32
Health Inspections	20
C. O. Inspection	15
Property Maintenance	14
Vehicle	12
Signs	8
Trash	8
Public Nuisance	7
Rental Inspection	5
Zoning	3
Streets and Sidewalks	2
High Grass and Weeds	1



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PROPERTY MAINTENANCE VIOLATIONS

Code Violations January 2020		Jan	YTD
Case Type	Common Violation	2020	2020
Building Cases	Dangerous Conditions/Structures	0	0
	Electrical Violation	0	0
	No Violation	22	22
	Plumbing Violation	0	0
	Property Maintenance	11	11
	Screening Swimming Pools/Spa	0	0
Health	Approved Source/Labeling	3	3
	Cross Contamination	5	5
	Evidence of Insect/Rodent Contamination	1	1
	Food Contact Surfaces / Cleaning	2	2
	Handwash Facilities	3	3
	Mechanical Sanitizing	2	2
	No Alcohol License / Expired	0	0
	No Food Handler Card	2	2
	No Health License/Expired	0	0
	Non Food Contact Surfaces	9	9
	Nuisance - Pools/Spas Clarity	0	0
	Other Health Equipment	4	4
	Toxic Item Storage	1	1
Littering and Trash	Junked Vehicles	9	9
	Littering/Life Safety (24hrs)	2	2
	Trash/Littering	3	3
High Grass and Weeds Watering	High Grass and Weeds	0	0
	Watering	0	0
Zoning Violations	Fences/Walls In Disrepair	0	0
	Illegal Outdoor Storage (N)	1	1
	Illegal Outdoor Storage (R)	2	2
	Landscaping (Residential)	0	0
	Nuisance Other	0	0
	Parking Violations	3	3
	Parking on Unpaved Surfaces	5	5
	Signs/Billboards	11	11
	Solid Waste Other	1	1
	Street and Sidewalk Obstruction	0	0
	Zoning Violation (Other)	2	2
	Totals	104	104

# Demographics and Data

## Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

## Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

## Recreation:

Euless maintains 18 parks;  
3 community buildings,  
3 swimming pools,  
2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

## CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		



## Age -

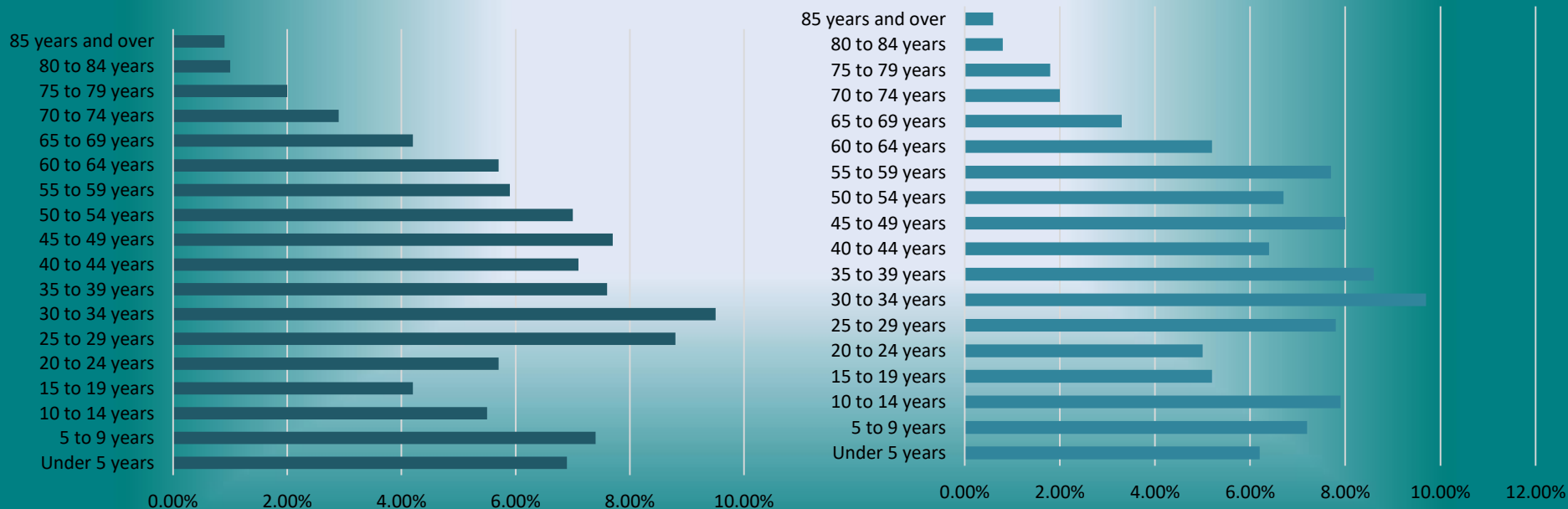
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

# Demographics and Data

City of Euless – Age Cohort Pyramid

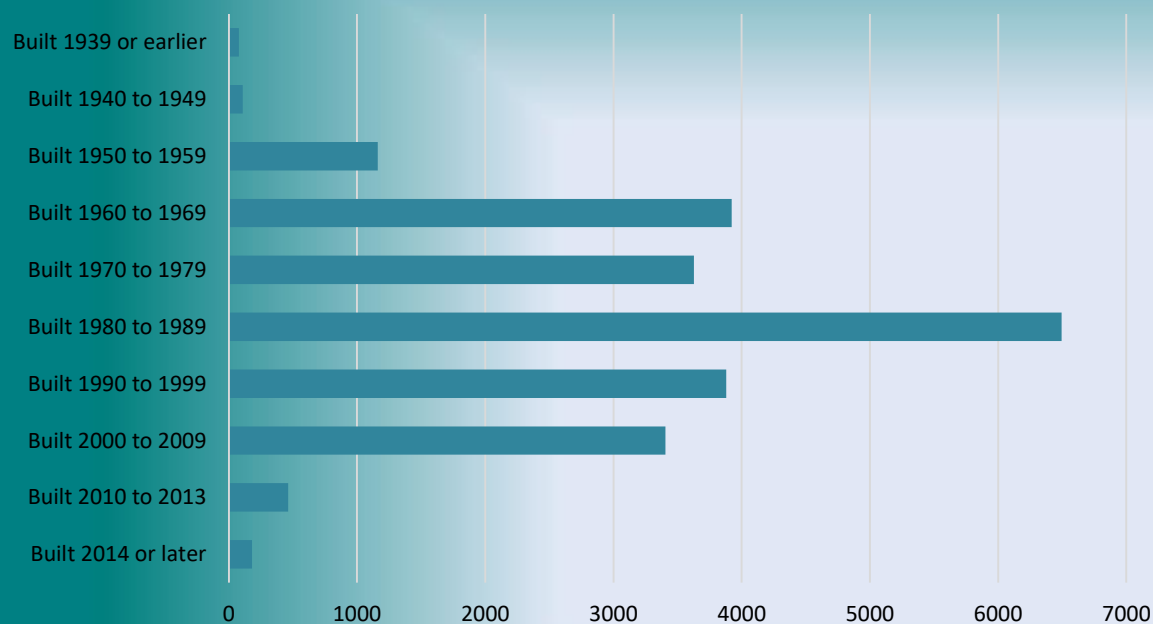
City of Euless Male  
City of Euless Female



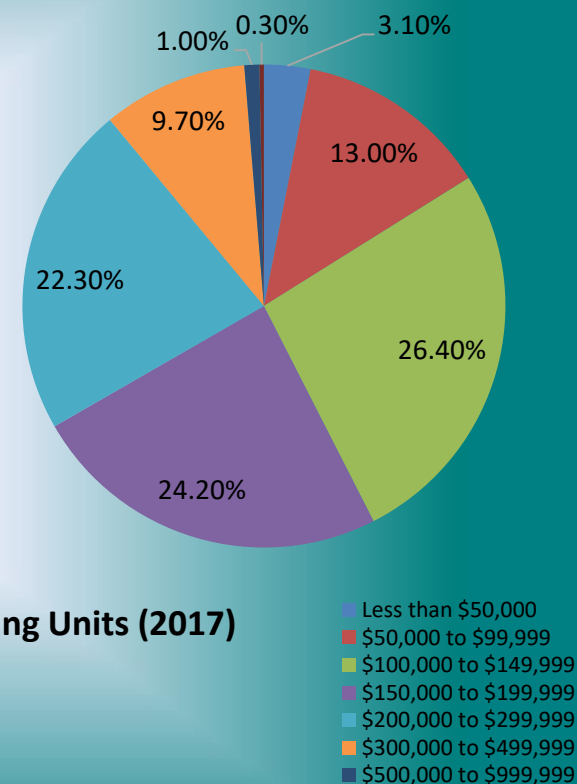
Source: US Bureau of Census ACS 2013-2016

# Demographics and Data

**Total Housing Units (2017) 23,318**  
**Year Structure Built**



**Housing Valuation Percentage of Housing Units (2017)**  
**2017 Median Home Value \$163,700**



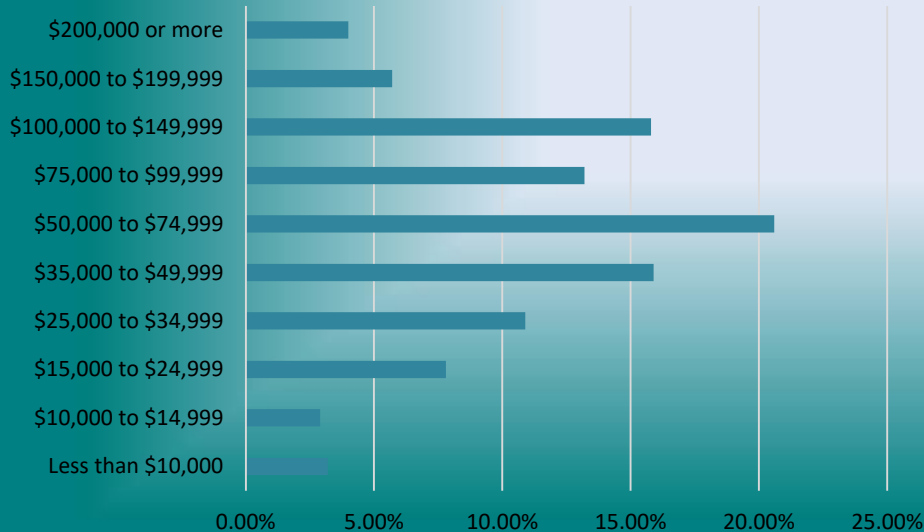
*Source: US Bureau of Census ACS 2013-2017*

# Demographics and Data

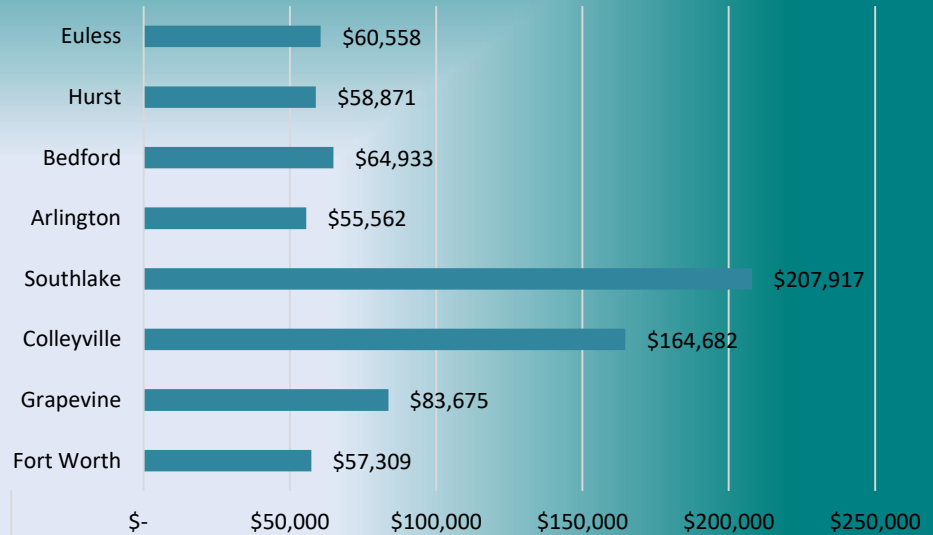
## Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

## Euless Income Levels by Percentage of Households



## Median Income Levels



Source: US Bureau of Census ACS 2013-2017